

Item # _____

Prepared by: Gloria Kelly
Shelby County Land Bank

Commissioner _____

Approved by: _____
County Attorney

RESOLUTION APPROVING THE SALE OF SEVEN (7) COUNTY OWNED DELINQUENT TAX PARCELS, ACQUIRED FROM SHELBY COUNTY TRUSTEE TAX SALE NOS. 201, 204, 205, 306, AND 402, TO IDENTIFIED PURCHASERS AT VARIOUS PRICES COLLECTIVELY TOTALING \$31,100.00, PURSUANT TO THE SALE PROVISIONS OF T.C.A. §67-5-2507 AND AUTHORIZING THE SHELBY COUNTY MAYOR TO EXECUTE QUIT CLAIM DEEDS. SPONSORED BY COMMISSIONER GEORGE S. FLINN, JR.

WHEREAS, Shelby County has acquired seven (7) Delinquent Tax Parcels from Shelby County Trustee Tax Sale Nos. 201, 204, 205, 306, and 402, which parcels being more particularly described in the listing thereof, which is attached hereto as Exhibit "A", and incorporated herein by reference; and

WHEREAS, Pursuant to the sale provisions of T.C.A. §67-5-2507, the Shelby County Land Bank Department has taken charge of and marketed said Delinquent Tax Parcels to secure purchase offers for each; and

WHEREAS, The purchase offers received for said Delinquent Tax Parcels were publicly advertised for increased offers pursuant to T.C.A. §67-5-2507 in conjunction with establishing the purchase offers received from the identified purchasers, listed in Exhibit "A", as representing their highest and best sale price; and

WHEREAS, It is deemed to be in the best interest of Shelby County to sell said seven (7) Delinquent Tax Parcels to the identified purchasers for the sale prices as listed in said Exhibit "A".

NOW, THEREFORE, BE IT RESOLVED, BY THE BOARD OF COUNTY COMMISSIONERS OF SHELBY COUNTY, TENNESSEE, That the sale of the aforementioned Seven (7) Delinquent Tax Parcels, acquired from Shelby County Trustee Tax Sale Nos. 201, 204, 205, 306, and 402, to the identified purchasers for the sale prices listed in said Exhibit 'A', collectively totaling \$31,100.00, be and the same is hereby approved.

BE IT FURTHER RESOLVED, That the Mayor be and is authorized to execute a Quit Claim Deeds conveying the same, along with any other documents necessary for the closing of the Delinquent Tax Parcel sales described herein.

BE IT FURTHER RESOLVED, That this Resolution shall take effect from and after the date it shall have been enacted according to due process of law, the public welfare requiring it.

A C Wharton, Jr., County Mayor

Date: _____

ATTEST:

Clerk of County Commission

ADOPTED _____

SUMMARY SHEET

I. Description of Item

A Resolution approving the sale of seven (7) County owned Delinquent Tax Parcels acquired from Shelby County Trustee Tax Sale Nos. 201, 204, 205, 306, and 402. Pursuant to the sale provisions of T.C.A. §67-5-2507, the Shelby County Land Bank Department has taken charge of and marketed said parcels to secure purchase offers for each. The purchase offers received were publicly advertised for increased offers in conjunction with establishing the purchase offers received from the identified purchasers, listed in Exhibit "A", as representing their highest and best sale price. Base upon the above, it is hereby recommended by the Administration that the sale of these seven (7) Delinquent Tax Parcels be approved.

II. Source and Amount of Funding

Amount Expended/Budget Line Item

All Costs (Direct/Indirect)

Additional or Subsequent Obligations or Expenses of Shelby County

III. Contract Items

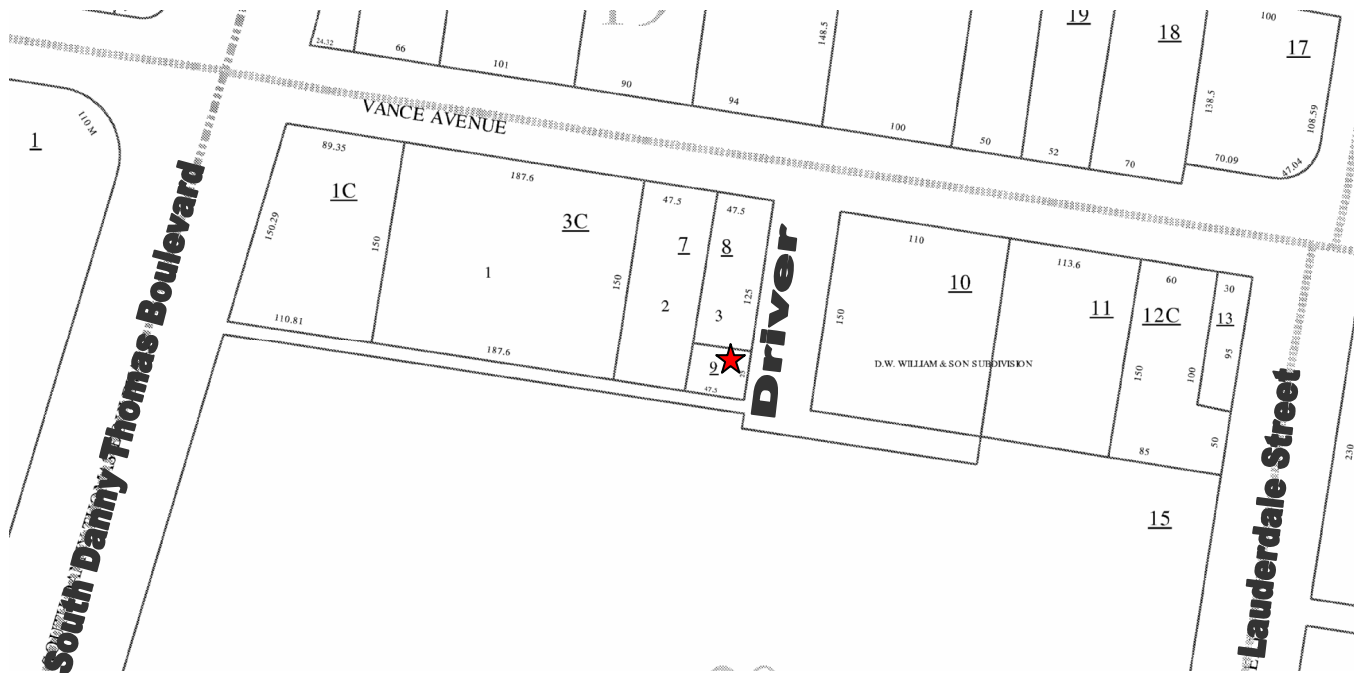
Offer to Purchase

Quit Claim Deeds

IV. Additional Information Relevant to Approval of this Item

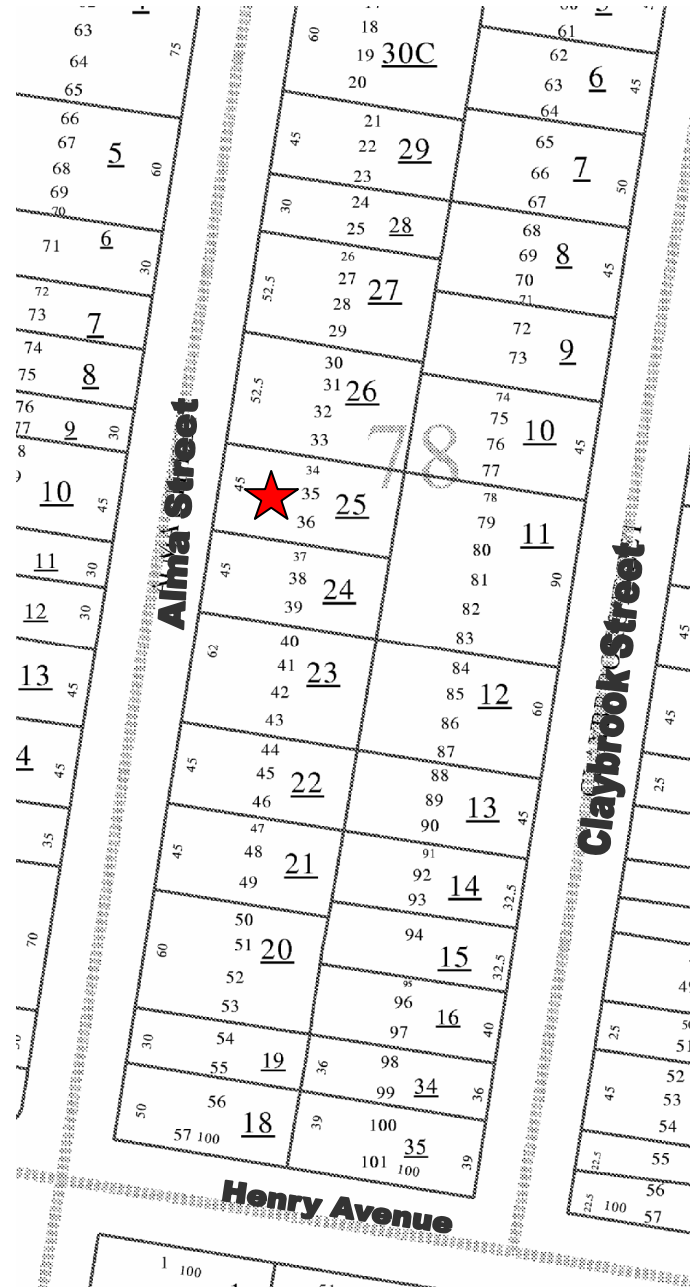
EXHIBIT "A"									
Exhibit #	Tax Sale	WBP	Address Lot Size	Zoning Code	Total Taxes And Fees	Purchaser	Evaluation	Sales Price	Planned Use
323	0201	00702000000090	509 Driver St. 25' x 47'	C-H	\$5,833.33	Kirk Kobos	\$100.00	\$100.00 Vacant Lot	Investment Property
1745	0204	021078000000250	916 Alma St. 45' x 100'	R-D	\$10,609.34	Ethel B. Tucker	\$5,000.00	\$4,000.00 Duplex	Investment Property
2632	0402	027034000000450	876 Pearce 50' x 200'	R-D	\$11,613.95	Cartina Robinson	\$4,000.00	\$4,500.00 House	Investment Property
7798	0306	043063000000160	3490 Macon Rd. 92' x 156'	C-L	\$23,606.97	Shante Harris & Demetric Hollins	\$15,000.00	\$16,500.00 Comm. Bldg	Investment Property
12782	0205	0740370H001010	3538 Boxdale #1 .011 Acres	RTH	\$10,548.69	Jonathan Phipps	\$4,000.00	\$2,000.00 Condo	Investment Property
17473	0306	0740370H001060	3540 Boxdale #2 .011 Acres	RTH	\$11,335.94	Jonathan Phipps	\$4,000.00	\$2,000.00 Condo	Investment Property
12052	0205	0740370H001110	3542 Boxdale #3 .011 Acres	RTH	\$6,308.49	Jonathan Phipps	\$4,000.00	\$2,000.00 Condo	Investment Property

Ward 007



070 0200 0 00009 0

Ward 021



021 0780 0 00025 0

Ward 27



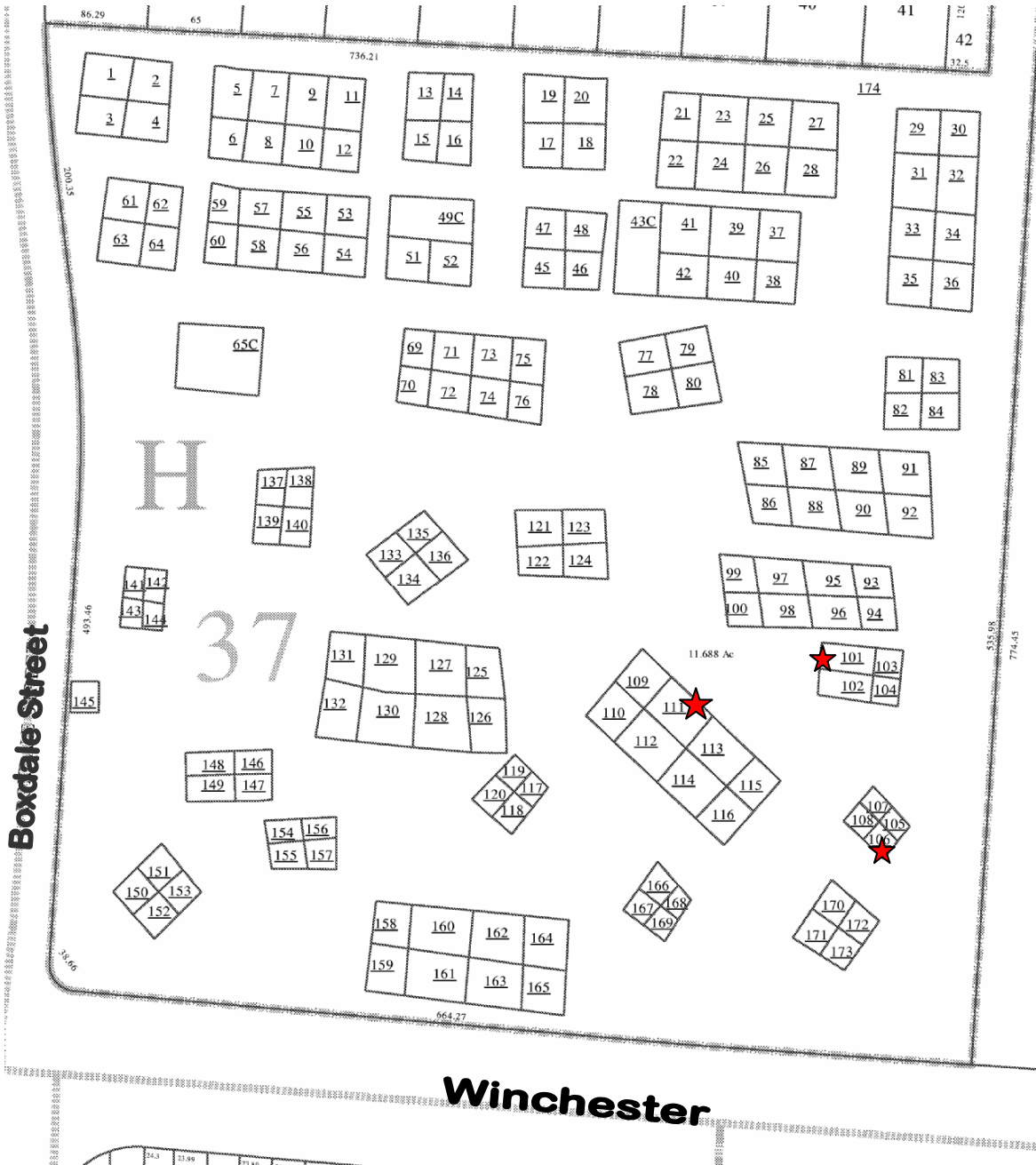
027 0340 0 00045 0

Ward 43



043 0630 0 00016 0

Ward 074



074 0370 H 00101 0 / 074 0370 H 00106 0 / 074 0370 H 00111